

# HIGHER SPRIDDLSTONE BARN

## SPRIDDLSTONE





**Higher Spriddleston Barns | Spriddleston |  
Brixton | Devon | PL9 0DW**

**Mileages**

Wembury Beach 3 miles; Yealmpton 3 miles;

Plymouth 5 miles

(All mileages are approximate)

**Accommodation**

**Higher Spriddleston Barn**

Open porch | Veranda | Hall | Drawing room | Dining room |  
Sunroom | Sitting room | Kitchen/breakfast room | Utility room |  
Cloakroom | Galleried landing | Principal bedroom with walk-in  
dressing room, en suite bathroom and balcony | Two further double  
bedrooms | Further playroom/occasional bedroom | shower room

**The Loft (detached annexe/guest cottage)**

Entrance porch | Entrance hall | Office/treatment room | Single  
garage | Workshop | First floor living room with integral kitchen |  
First floor bedroom with en suite shower room

**External**

Parking with turning circle | Garden store/summer house |  
Gardens | Pond

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**Newton Ferrers Office**

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**Prime Waterfront & Country House**

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# Higher Spriddleston Barn

“Higher Spriddleston Barn has a commanding  
position with sweeping views over the  
surrounding countryside.”

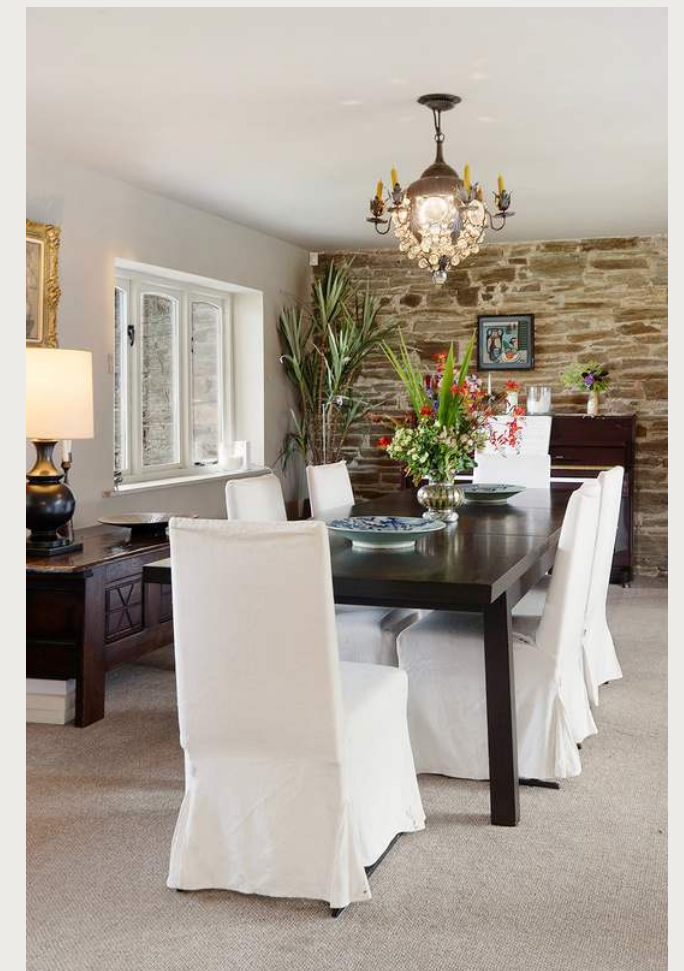


Set well back off a quiet, narrow country land on the edge of the hamlet, Higher Spriddlestone Barn has a commanding position with sweeping views over the surrounding countryside. The main house is presented to the very highest of standards and offers well-proportioned accommodation with large windows, allowing natural light to flood in. Higher Spriddlestone Barn was converted in the 1980s and has subsequently been refurbished to a very high standard by the current owners, who have created a wonderful country home, perfectly blending its older origins with contemporary styling. These refurbishments have included converting an adjacent, smaller barn into a wonderful guest cottage which also provides an office/treatment room, alongside a single garage and workshop, with a self-contained apartment above. Both barns are built of local granite and roofed in slate, with mellow red brick detailing around its many windows.

Original architectural fittings have been incorporated where possible including areas of exposed stone, beams, and ceiling timbers plus exposed roof timbers. The main house also now boasts a first floor balcony with fantastic, sweeping views, a veranda, several glazed doors that allow the house to be opened to the garden and fireplaces in the drawing and sitting rooms. The kitchen/breakfast room is positioned centrally forming a family-centric hub and is fully fitted incorporating a gas range cooker, a large central island, quartz work surfaces and a stone-tiled floor. The first floor offers three bedrooms and a large walk-through playroom/TV room, which could also be used as an occasional bedroom. The main bedroom is a gorgeous haven of tranquillity, with double doors leading to a balcony with superb far-reaching views, a beautiful en-suite bathroom and full length dressing room, fitted with wall-to-wall shelving and hanging. There is also a family shower room.

The Loft is a beautiful, detached stone built barn which mirrors Higher Spriddlestone Barn across the gravelled turning circle, ensuring both properties are totally independent of each other and afford a high level of privacy. The Loft is currently used as workspace/treatment room with a self-contained apartment above. The apartment is as beautifully presented as the main house and offers self-contained accommodation comprising a large bedroom with en-suite shower room, a well-appointed kitchen, and a sitting room with vaulted ceiling. On the ground floor alongside the treatment room, is a small entrance lobby, a storeroom, and a garage. The Loft benefits from its own parking and outside seating area with garden which is screened by a mixed shrub border. There is a small arboretum planted with a delightful mix of broadleaf trees and fringed by a deep, richly planted border.

Higher Spriddlestone Barn and The Loft are approached via a wide stone pillared entrance which opens out to a large, gravelled driveway with turning circle. The gardens are stunning, being largely laid to lawn and level. There is a full width brick paved terrace to the rear of the main house offering dining and seating areas with access from the garden room. There are well established and colourful flower beds and borders, a herb rockery, and wisteria clad stone walls. There is also a summer house/shed in the garden.











Higher Spriddlestone Barn is situated on the edge of the hamlet of Spriddlestone set amidst beautiful, unspoilt countryside, with far -reaching views across the rolling South Hams. Despite its rural setting, the city of Plymouth is less than 5 miles, and the nearby pretty village of Yealmpton offers a popular farm shop with café and pick your own, a primary school, village store/filling station, several shops and a popular pub, The Rose and Crown. The village also hosts an annual agricultural show, which is recognised as one of the best one-day shows in the South-West.

Plymouth offers a wide selection of shops, pubs, restaurants, and cafés, and is home to delights such as The Barbican and The Hoe. Plymouth also offers a university, a major hospital, mainline rail links to London in about 3 hours, and a ferry terminal with crossings to France and Spain.

The stunning delights of Wembury Beach and the South-West Coast Path are less than 3 miles and for other outdoor pursuits, the glorious expanse of Dartmoor National Park can be reached in about 6 miles.

The wider area offers a superb choice of schools from both the state and independent sectors and there are several primary schools within a short drive.

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# Property Details

Guide Price:	£1,175,000
Services:	Mains water & electricity. Private drainage. LPG-fired central heating.
EPC Rating:	Current: F, Potential: C
Council Tax:	Band G
Tenure:	Freehold, not listed
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

Postcode: PL9 0DW  
What3Words: title.knee.yard  
If driving from Yealmpton, follow the A379 towards Plymouth, passing the Rose and Crown pub on your right. After 2.5 miles turn left at Chittleburn Cross towards Otter Garden Centre and Brixton Torr. Follow Fordbrook Lane for 1 mile and then fork right into Polston Park. Higher Spriddlestone Barn is the third drive on the left.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office.  
Tel: 01752 873311.



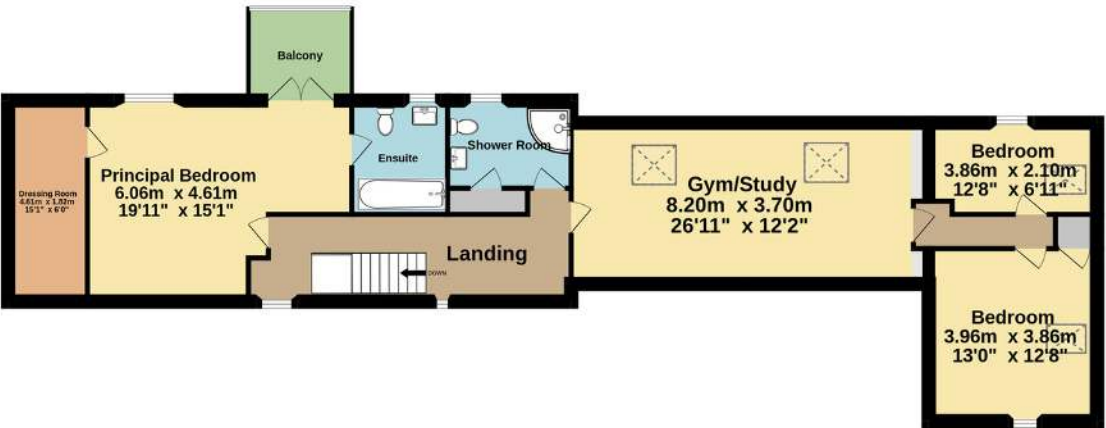


# Floor Plans

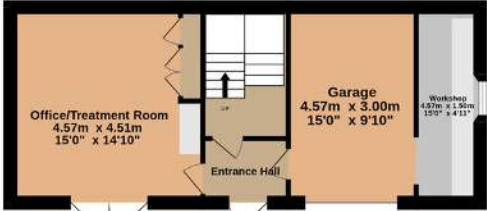
Ground Floor  
142.5 sq.m. (1534 sq.ft.) approx.



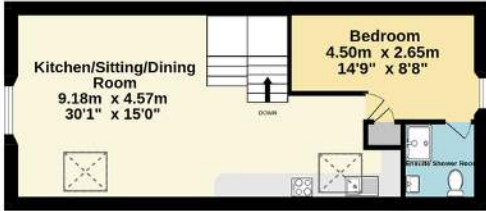
1st Floor  
116.2 sq.m. (1251 sq.ft.) approx.



Annexe  
50.4 sq.m. (542 sq.ft.) approx.



Annexe - 1st Floor  
50.4 sq.m. (542 sq.ft.) approx.



**TOTAL FLOOR AREA : 359.4 sq.m. (3869 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.









  
**MARCHAND PETIT**  
COASTAL, TOWN & COUNTRY

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